

\$1,049,900 - 1245 Larson Dr. , Canyon Lake

MLS® #0001245

\$1,049,900

3 Bedroom, 2 Bathroom, 3,039 sqft

Residential on 0.41 Acres

Lakeview Heights, Canyon Lake, Texas

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<h1>Video Tour</h1>

<p class="video"><iframe title="YouTube video player"

src="https://www.youtube.com/embed/c6uKQ6gekxA" width="560" height="315"

frameborder="0"

allowfullscreen="allowfullscreen"></iframe></p>

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<p>This is where the lake steals the show and you're the main character. If you've been waiting for a lake home that checks every box and then casually blows the checklist into the water—welcome to your front-row seat to Canyon Lake magic. With a staggering 154 feet of waterfront, this 0.41-acre showpiece doesn't just offer a view... it owns the view. From the dam to Devil's Backbone to Twin Sisters Peaks, the scenery stretches on forever—and the home is built to soak up every inch of it. Two-story decks? Yes. Covered, uncovered, and totally unforgettable. But don't let the postcard-worthy exterior steal all the thunder—step inside and it's just as jaw-dropping. You've got vaulted ceilings, a cozy brick fireplace with a wood mantel in the living room, and wall-to-wall natural light that keeps the lake front and center, exactly where it belongs. The kitchen is a dream team of charm and convenience—custom cabinets, sleek cooktop, center island, wine



bar (with ice maker, sink, and built-ins), and a built-in desk nook that makes work-from-lake actually doable. The owner’s suite? Total retreat mode. Wake up to lake views that hit like a dream, get cozy by your own fireplace, and melt into a spa-like ensuite with a jetted soaking tub, dual vanities, a tiled walk-in shower, and a closet that actually keeps up with you. It’s equal parts luxury and “do not disturb.”

Downstairs? Two light-filled bedrooms open into a sunroom so extra it comes with a full-wall mural of the Guadalupe River. (Because why not?) And it’s not just for show—this space opens directly onto the covered deck so you can sneak out to amazing lake views. Upstairs, the family room brings the drama with vaulted, beamed ceilings, oversized picture windows, and a potbelly stove that’s practically begging for a cozy night in. Efficiency? Nailed it. The property’s smartly landscaped with easy-flow steps, two storage spaces, an oversized tandem garage with epoxy floors, built-in shelving, and even a walk-in safe. And plus you’re just a 1-minute drive to Boat Ramp #1. The whole home runs like a dream with zoned HVAC, custom lighting, and built-ins galore—but none of that would matter if the vibes weren’t right. Luckily, they are immaculate.

Built in 1979

Essential Information

MLS® #	0001245
Price	\$1,049,900
Bedrooms	3
Bathrooms	2
Half Baths	1
Square Footage	3039
Acres	0.41

Year Built	1979
Type	Residential
Status	Sold

Community Information

Address	1245 Larson Dr.
Subdivision	Lakeview Heights
City	Canyon Lake
State	Texas
Zip Code	78133

Amenities

Features	Basement, Carport, Dishwasher, Family Room, Fireplace, Living Room, Microwave, Lakefront, Waterfront
# of Garages	2
Waterfront Type	Canyon Lake
Waterfront Footage	154
Water Feature/View	Canyon Lake
Lake Description	Canyon Lake

Interior

Stories	3
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Exterior

Lot Description	Canyon Lake
Lot Size	0.41

School Information

District	Comal ISD
Elementary	Mountain Valley
Middle	Mountain Valley
High	Canyon Lake High

Additional Information

Short Term Rental Allowed	yes
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